

COMMITTEE AMENDMENT FORM

DATE: 05/31/06

COMMITTEE ZONING

PAGE NUM. (S)

ORDINANCE I. D. #06-O-0506

SECTION (S)

RESOLUTION I. D. #06-R-

PARA.

- AMENDS THE LEGISLATION BY ADDING THREE (3) CONDITIONS REQUIRING A SITE PLAN DATED 04/1106.

AMENDMENT DONE BY COUNCIL STAFF 5/31/06

City Council
Atlanta, Georgia

06-0-0506

AN ORDINANCE
BY: **ZONING COMMITTEE**

Z-05-110
Date Filed: 10-11-05

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the City of Atlanta be amended, and the maps established in connection therewith be changed so that the following property located at **1812 Woodlands Hills Avenue, N.W.**, be changed from the R-4 (Single-family Residential) District to the PD-H (Planned Development-Housing) District, to wit:

ALL THAT TRACT or parcel of land lying and being Land Lot 186, 17th District, Fulton County, Georgia, being more particularly described by the attached legal description and/or survey.

SECTION 2. If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development", as identified by the use of the suffice "C" after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above-described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

LEGAL DESCRIPTION
TRACT 2

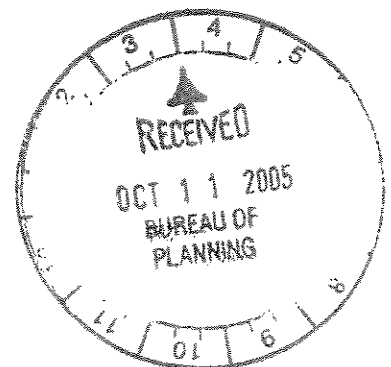
ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 186 of the 17th District, City of Atlanta, Fulton County, Georgia, being part of the "PARK" tract, Lot 265 and part of Lot 264 of North Side Park as recorded in Plat Book 2 Pages 194 and 195, Fulton County, Georgia Records and being more particularly described as follows:

Commencing at an ½-inch rebar iron pin found at the intersection of the northerly right-of-way line of Harper Street (50-Foot Right-of-Way) and the northwesterly right-of-way line of Woodland Hills Avenue (50-Foot Right-of-Way); Thence proceed along said northwesterly right-of-way line of Woodland Hills Avenue North 45 degrees 20 minutes 29 seconds East for a distance of 63.20 feet to an 1-inch crimped top pipe iron pin found; said 1-inch crimped top pipe iron pin found being the TRUE POINT OF BEGINNING.

From the TRUE POINT OF BEGINNING, as thus described, and leaving said right-of-way line, proceed North 33 degrees 13 minutes 38 seconds West for a distance of 178.11 feet to an ½-inch rebar iron pin found; THENCE proceed North 00 degrees 51 minutes 57 seconds West for a distance of 83.19 feet to a point; THENCE proceed North 61 degrees 23 minutes 06 seconds East for a distance of 171.43 feet to an ½" rebar iron pin found; THENCE proceed North 33 degrees 13 minutes 38 seconds West for a distance of 77.70 feet to an 1-inch crimped top pipe iron pin found; THENCE proceed South 33 degrees 46 minutes 10 seconds East for a distance of 172.20 feet to an ½" rebar iron pin found; THENCE proceed South 45 degrees 50 minutes 28 seconds East for a distance of 55.00 feet to an ½" rebar iron pin found; THENCE proceed North 32 degrees 57 minutes 02 seconds West for a distance of 80.00 feet to an ½" rebar iron pin found; THENCE proceed South 45 degrees 50 minutes 28 seconds West for a distance of 55.00 feet to an ½" rebar iron pin found; THENCE proceed South 32 degrees 57 minutes 02 seconds East for a distance of 80.00 feet to a nail in a post found; THENCE proceed South 45 degrees 50 minutes 28 seconds West for a distance of 55.00 feet to an ½-inch rebar iron pin found; THENCE proceed South 32 degrees 57 minutes 02 seconds East for a distance of 100.00 feet to an ½" rebar iron pin found on the northwesterly right-of-way line of Woodland Hills Avenue;; THENCE proceed along said right-of-way line South 47 degrees 35 minutes 50 seconds West for a distance of 55.25 feet to an 1-inch crimped top pipe iron pin found; said 1-inch crimped top pipe iron pin found being the TRUE POINT OF BEGINNING.

Said tract of land contains 43,117 square feet or 0.990 acres, more or less.

L-05-110



CONDITIONS FOR Z-05-110 for 1812 Woodland Hills Avenue, N.W.

1. Site plan titled "*Zoning Plan – 1812 Woodland Hills Avenue*", Atlanta, Georgia, dated 10-10-05, and stamped as received by the City of Atlanta Bureau of Planning on April 11, 2006
2. Provisions for maintaining the common areas, including open space and driveways, shall be through a homeowners association to be formed and created under terms and provisions of executed restrictive and protective covenants to be filed at the appropriate time.
3. The project shall not have a separate name. The name will be the same as the neighborhood in which it is located.

